



## MEMORANDUM

TO: Co-Chairpersons Senator Dvorsky and Representative Raecker, and  
Members of the Legislative Fiscal Committee

FROM: Mark Johnson, Legislative Liaison

RE: New State Buildings Progress

DATE: September 1, 2006

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In anticipation of the September 13, 2006 meeting of the Legislative Fiscal Committee, please find attached documents which describe the following information:

1. New State Office Building for Capitol Complex:  
A progress report of the project authorized in 2006 Iowa Acts, HF 2782, including the building proposal, next steps, and site prioritization information.
2. Iowa Utilities Board – Office of Consumer Advocate Building:  
A progress report of the project authorized in 2006 Iowa Acts, HF 2782, including the building proposal, next steps, and site prioritization information.
3. Summary of the Legislative Fiscal Committee's role associated with these projects, as provided in new Code section 8A.330, enacted in 2006 Iowa Acts, HF 2782, section 37.

Thank you.

# New State Office Building for Capitol Complex

## Proposal

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The Department of Administrative Services has been authorized to construct a new state office building of 350,000 gross square feet on the Capitol Complex as a replacement for the Wallace Building. Proposed occupants for the building include the remaining occupants of the Wallace Building—the Department of Agriculture and the Department of Natural Resources—and other state entities now housed in leased facilities throughout Polk County.

Recommendations on leased entities that will return to the Capitol Complex will be based upon several factors including:

- Funding source of leases, with initial focus on General Fund leases.
- Office leases with the largest square footage.
- Expiration date of office leases.

The following criteria have been developed for site selection:

- Proximity to Parking
- Targeted vs. Available Square Footage
- Possible Occupants and Site Relationships
- Energy-Related Considerations
- Traffic Patterns
- Conformance to Capitol Complex Master Plan

## Next Steps

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- Site selection
- Preliminary cost estimation (contract TBD by September 1)
- Calculation of ROI - HF 2782 requires this calculation for any project greater than \$1m. An ROI of less than five percent requires approval of the general assembly and the governor. (ROI to be completed by October 18)
- Presentation to Legislative Fiscal Committee (TBD)
- RFP for design services consultant (contract signed by December 1)

## Site Prioritization

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### 1. North of Des Moines Street (Gravel parking lot 17 north of Workforce Development)

#### Proximity to Parking

- + The parking structure west of Wallace will be available, although not in close proximity.
- + The existing lots can be developed to include parking.
- Existing parking will be lost to construct the building.

#### Targeted vs. Available Square Footage

- + The site is large enough for the building proposed building size.
- + The site will allow for a building of 6 stories or less in height.

#### Possible Occupants and Site Relationships

- + The site is easily accessible to the public and to other state office buildings.
- + The site is at a prominent location from the interstate and is a prime location.

Note: “+” indicates positive factors

“-” indicates negative factors

### Energy Related Considerations

- +Good flexibility for east-west orientation of site
- +Site allows for multiple building configurations
- +Site would help maximize daylighting and passive solar tempering
- +Potential for natural ventilation
- +Proximity to utility connections

### Traffic Patterns

- +Easy access to city streets and to I-235
- +Distance to main arteries allows space to avoid traffic delays.
- + Site allows room for the north loop recommended by the Capitol Planning Commission.

### Conformance to Capitol Complex Master Plan

- +An office building at this location conforms with the Master Plan.
- +A major building at this location will complete the north-south axis of the complex.

## **2. Parking Lot 16 on East 14<sup>th</sup> and Grand Avenue (west side)**

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### Proximity to Parking

- It is unlikely that the parking structure west of Wallace would be used.
- Existing parking will be lost to construct the building.

### Targeted vs. Available Square Footage

- + The site is large enough for the building proposed building size.
- + The site will allow for a building of 6 stories or less in height.

### Possible Occupants and Site Relationships

- + The site is easily accessible to the public and to other state office buildings.

### Energy Related Considerations

- +Good flexibility for east-west orientation of site
- +Site allows for multiple building configurations
- +Site would help maximize daylighting and passive solar tempering
- +Potential for natural ventilation
- Proximity to utility connections, although connections may be under E. Grand Ave.

### Traffic Patterns

- +Easy access to city streets and to I-235
- Close proximity to E. 14<sup>th</sup> street could cause traffic delays on Des Moines Street.

### Conformance to Capitol Complex Master Plan

- +An office building at this location conforms with the Master Plan.
- A major building may block views of the Capitol

Note: "+" indicates positive factors

"-" indicates negative factors

## **Iowa Utilities Board – Office of Consumer Advocate Building**

### **Proposal**

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The IUB and the OCA propose to build a model energy efficient building to be used as a teaching tool for Iowa's public and private sectors on the value and possibilities of energy conservation. The State will lead by example using proven technologies in an integrated building design to include:

- Careful selection and use of the building site
- Appropriate building orientation, configuration and design to facilitate solar access, public access and site impacts
- High efficiency, low maintenance building shell with a long lifetime
- Design and use of solar tempering, daylighting and general window design and technologies to optimize tradeoffs among daylighting, solar gain and aesthetic values
- Effective use of thermal mass where appropriate
- High efficiency lighting and office equipment
- High performance heating, ventilation and air conditioning
- Attention to adaptability of building to emerging technologies
- Attention to ongoing collection of data for monitoring of performance
- Attention to building commissioning and ongoing operation and maintenance
- 37,000 sf

### **Next Steps**

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- Site selection
- Preliminary cost estimation (contract TBD by September 1)
- Calculation of ROI - HF 2782 requires this calculation for any project greater than \$1m. An ROI of less than five percent requires approval of the general assembly and the governor. (ROI to be completed by October 18)
- Presentation to Legislative Fiscal Committee (TBD)
- RFP for design services consultant (contract signed by December 1)

### **Site Prioritization**

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#### **1. East of Maintenance Building & Parking Lot 3 (Grassy area on E. 14<sup>th</sup> St.)**

##### **Energy Related Considerations**

- +Good flexibility for east-west orientation of site
- +Good solar access
- +Site allows for multiple building configurations
- +Site would allow south façade and help minimize western exposure
- +Site provides slope to allow multi-level access and solar exposure
- +Site would help maximize daylighting and passive solar tempering
- +Potential for natural ventilation
- +Proximity to utility connections

##### **Non-Energy Building Considerations**

- +Site does not conflict with future Capitol planning
- +Site does not constrain design

Note: "+" indicates positive factors

"-" indicates negative factors

- +Building would have little aesthetic impact on Capitol and other buildings
- +Site would provide adequate public access and parking
- +Site does not have competing potential uses
- +Traffic flow appears workable
- +Good construction access
- Possible site of old Capitol Complex landfill (+ Brownfield reclamation)
- City land ownership of ROW along E. 13<sup>th</sup> and Court

## **2. Parking Lot 16 on East 14<sup>th</sup> and Grand Avenue (NW corner)**

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### **Energy Related Considerations**

- +Some flexibility for east-west orientation of site
- +Site would provide south façade
- +Good solar access
- +Site would provide adequate daylighting and passive solar tempering
- Building height limited by elevation of land (higher than Capitol) and location
- Design may be limited to one story and would use most of site, leaving little room for parking
- Western exposure might be a problem

### **Non-Energy Building Considerations**

- +Site would provide adequate public access
- +Traffic flow appears workable
- +Good construction access
- Site may conflict with future Capitol planning
- Building would have limited impact on view of Capitol

## **3. West of Judicial Building on Court Avenue**

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### **Energy Related Considerations**

- +Adequate solar access
- Some design constraint, might require three stories to obtain adequate parking
- Site might reduce daylighting and passive solar tempering

### **Non-Energy Building Considerations**

- +Site does not conflict with future Capitol planning
- +Site would provide adequate public access and parking
- +Site does not have competing potential uses
- +Traffic flow appears workable
- +Good construction access
- +Sledding hill considerations
- Building would have some aesthetic impact on Capitol and other buildings
- Possible drainage concerns with sledding hill to east

Note: "+" indicates positive factors  
 "-" indicates negative factors



The Legislative Fiscal Committee's role in approving the return on investment (ROI) is required in the event the General Assembly is not in session. DAS anticipates the ROI to be completed by mid-October, and will request at that time review and approval by a constitutional majority of the members of each house of the General Assembly appointed to the Legislative Fiscal Committee.

### **8A.330 NEW CONSTRUCTION == RETURN ON INVESTMENT.**

The department shall not expend or obligate more than \$1,000,000 in total of the funds appropriated for a project unless authorized by a constitutional majority of each house of the general assembly, or upon approval by a constitutional majority of the members of each house of the general assembly appointed to the legislative fiscal committee if the general assembly is not in session. If the return on investment is less than five percent, the expenditure or obligation of the funds must be approved by the general assembly and the governor. Additionally, prior to expending or obligating more than \$1,000,000 in total, the department shall submit a business plan related to the construction of a new state office building that includes all of the following:

1. A list of the identified agencies that will occupy the building and an estimate of the number of employees of each agency.
2. The rental or lease costs currently paid by the identified state agencies, and the estimated rental or lease costs to be incurred by the identified state agencies if a new state office building is not constructed.
3. A return on investment analysis associated with the construction of a new state office building compared with the following:
  - a. Continuing to lease or rent space for existing state agencies in addition to renovating the Wallace state office building.
  - b. Entering into an agreement for the construction of a new building for use by the state through a long term lease or long-term lease-purchase agreement.